

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p>PHA Name: <u>Metropolitan Development and Housing Agency</u> PHA Code: <u>TN 005</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2021</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>0</u> Number of Housing Choice Vouchers (HCVs) <u>7333</u> Total Combined <u>7333</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) The PHA must submit its Deconcentration Policy for Field Office Review.

The agency's policy is to promote the development of low-income housing developments in mixed-income communities located in areas where residents of all income ranges will have access to community amenities. In compliance with HUD's requirement to affirmatively further fair housing, MDHA will continue developing mixed-income properties consisting of market (120% AMI and above), workforce (80%-120%), and low-income (below 80%) units. These properties will include the same amenities and bedroom size options for all residents regardless of income range (probably more of the larger bedroom-size units for low-income households to meet the needs of current residential households). MDHA limits developments that are entirely low-income to properties being built for special populations with wrap-around social services, and even when the agency develops such properties, it ensures they are located in areas of opportunity or areas experiencing significant revitalization through public and/or private investment.

The agency continues to implement its policy to promote the de-concentration of poverty through the recapitalization and transformation of its largest legacy public housing site through its Envision Cayce Plan. In program year 2020, as part of this plan, MDHA was continuing construction on Red Oak Flats (102-unit apartment building, 44% which are set aside for low-income residents currently residing at Cayce Place, with the remaining consisting of a mix of workforce and market-rate residents) and Red Oak Townhomes. HUD's Office of Fair Housing & Equal Opportunity has already approved the Site and Neighborhood Review for both developments. In 2021, MDHA anticipates initiation of construction on another mixed-income development (Boscobel IV) and to apply for financing for still another project (5th and Summer), both in the Cayce Place footprint. Additionally, MDHA will continue work on two other developments (outside of the Cayce location) that will promote the de-concentration of poverty. First, it will complete construction on Randee Rogers Apartments, a 100-unit mixed-income development (50% for low-income families) located in a Census Tract which has experienced rapidly rising income levels over the last decade and contains multiple community services, including a large grocery store adjacent to the development. Second, it will continue collaborating with the Metropolitan Nashville government in developing plans for a "permanent supportive housing development" for individuals experiencing homelessness, with a site identified in downtown Nashville. The plans are to include wrap-around services as part of the development and to be managed and owned by MDHA shortly after completion.

(c) If the PHA answered yes for any element, describe the revisions for each element below:

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- | Y | N | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hope VI or Choice Neighborhoods. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Mixed Finance Modernization or Development. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Demolition and/or Disposition. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Conversion of Public Housing to Tenant Based Assistance. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Conversion of Public Housing to Project-Based Assistance under RAD. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project Based Vouchers. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Units with Approved Vacancies for Modernization. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). |

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Mixed Finance Development and Demolition

MDHA intends to continue replacing its legacy family housing with new mixed-income housing developed with combinations of Low Income Housing Tax Credits, Community Investment Tax Credit (CITC) and market-rate bank loans, HOME grants, state and federal Housing Trust Fund grants, Federally Insured multi-family loans, private donations, and MDHA equity. Most of such development will occur on properties which were formerly public housing but which had been converted to Project Based Rental Assistance through HUD's Rental Assistance Demonstration program. Implementation of this strategy will necessarily involve the demolition of existing residential buildings, although these are no longer "public housing" and will not require HUD approval under Section 18.

Conversion of Public Housing to Project-Based Assistance under RAD

Upon completion of construction of some of the new mixed-income housing as described in the previous paragraph, the affordable units of which will be developed as public housing under remaining eligibility of the Faircloth Amendment, MDHA will apply to have these units converted thru RAD to Project-Based Rental Assistance. Specific projects now at some stage of development include the Randee Rogers Apartments (which will have 50 units converted thru RAD), the Red Oak Townhomes (which will have 25 units converted thru RAD), and a housing project for homeless persons with wrap-around social services (which will have 85 to 100 units to be converted thru RAD). There may be additional projects initiated during the upcoming years.

Project Based Vouchers

The MDHA Board of Commissioners has previously authorized up to 1,400 of its allocation of Housing Choice Vouchers to be converted to Project Based. The Agency had issued a Request for Proposals for 900 of these units. With the pending approval of a proposal called Shelby House, virtually all of this 900-unit allocation will have been utilized. At this time, there is no plan to increase the Project-Based utilization beyond the current 900 units. However, the Board wishes to leave this option available should circumstances change and an additional utilization seem prudent.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

Goal #1: Increase the Supply of MDHA-Owned Housing

- Objective 1a: Utilize remaining capacity (approximately 1,000 units) under the Faircloth Amendment to increase the number of public housing units (which will later be converted to Project-Based Rental Assistance).

In December of 2019, MDHA closed on the debt financing of a new apartment complex called the Randee Rogers Apartments; of the 100 units in this complex, 50 will be built as public housing under the Faircloth Amendment and will be converted through RAD to Project Based Rental Assistance.

MDHA also arranged the financing for 44 units, to be known as the Red Oak Townhomes, which are now under construction; 25 of these units will be built as public housing under the Faircloth Amendment and converted to PBRA.

Discussions have been underway with the Metropolitan Government about the development of an apartment complex with wrap-around supportive services for the homeless; currently estimated to have 86 units, all would be built as public housing under the Faircloth Amendment.

- Objective 1b: Utilize various forms of financial assistance (grants, loans, contributions, MDHA equity, etc.) to construct workforce and market-rate housing in conjunction with subsidized housing being developed so as to deconcentrate poverty.

MDHA has several mixed-income housing properties under development, each using some combination of Low Income Housing Tax Credits (LIHTC), Community Investment Tax Credit (CITC) and regular bank loans, HOME funds, state and federal housing trust fund grants, and MDHA cash equity. There include:

Boscobel I (Mosley on Sixth), with 96 units (50 affordable and 46 workforce and market-rate), began occupancy in January of 2020, financed with LIHTC, National Housing Trust Fund, CITC and market-rate bank loans, and MDHA equity; it is now fully occupied and has reached stabilization.

Boscobel II (Manning Place), with 101 units (45 affordable and 56 workforce and market-rate), which is nearing completion, financed with the same tools as Boscobel I and also with HOME and Community Development Block Grant funds; it is also fully occupied and has reached stabilization.

Boscobel III Red Oak Flats), with 102 units (45 affordable and 57 workforce and market-rate), has completed construction and was financed with the same tools as Boscobel II.

Boscobel IV, with 96 units (45 affordable and 51 workforce and market-rate) has received an allocation of LIHTC funding.

Randee Rogers with 100 units (50 affordable and 50 workforce and market-rate) will be completed during 2021; it was financed by 4% LIHTC, multi-family bonds, Public Housing Capital Funds, and Capital Spending Plan (CSP) funds from the Metropolitan Government.

And Red Oak Townhomes (44 units, with 25 affordable and 19 workforce and market-rate) is under construction, being financed with CSP funds from the Metropolitan Government and a CITC bank loan.

Goal #2: Increase and Improve the Supply of and Access to Housing Choice Vouchers

- Objective 2a: Apply for replacement vouchers that become available as owners opt-out of Section 8 project-based assistance or any other voucher assistance that is made available and is suitable for MDHA.

MDHA received 17 Mainstream Vouchers under Cares Act funding effective 6/1 2020, 44 additional VASH vouchers effective 2/1/2021 and 100 Mainstream vouchers effective 3/2/2021. It submitted a grant application under the HVC Mobility Demonstration Program on 2/1/2021 that included a request for 100 additional vouchers.

Objective 2b: maximize utilization by maintaining a utilization rate of at least 99% annually.

Utilization rate for the year ended 9/30/20 was 89% due to the per-unit per-month funding from HUD being lower than our HAP payments. Due to COVID, our per unit costs increased significantly beginning in April/May of 2020 when many of our participants lost employment income.; we did utilize 100% of the HUD funding provided.

- Objective 2c: Conduct at least three landlord meetings per year.
Due to COVID, no meetings were held in 2020. We have had some discussions on holding virtual meetings. We did create an electronic version of our landlord packet for new landlords, with many forms in fillable format. This packet, the Landlord Briefing PowerPoint presentation and other detailed information is posted on the agency's website.
- Objective 2d: Attract at least 40 new property owners to the Housing Choice Voucher program each year.
74 new landlords were added in 2020.
- Objective 2e: Increase the percentage of vouchers leased in non-impacted census tracts from 69% to 72%.
For 2020, the percentage remained at 69%.

Objective 2f: Have at least three Housing Choice Voucher clients graduate to homeownership each year.

Six HCV participants purchased homes in 2020.

Objective 2g: Explore ways to fund and expand landlord incentive program for VASH participants to apply to other program participants

No additional funding was identified that would allow us to expand program. The Metro Government's funding for this program expired 6/30/20 and was eliminated from the Metro Government's FY20-21 budget. We are seeking alternative funding to allow the current program to continue. There are discussions regarding landlord incentives within the landlord engagement committee headed by Metro Homeless Impact Division, and the Mayor's Affordable Housing Task Force Committee meetings. MDHA has staff on both committees.

- Objective 2h: Maintain a SEMAP score of 97 or higher.
SEMAP score for 2019-2020 was waived due to COVID and SEMAP received same score (100) as in previous year automatically. However, we did review our scores anyway and would have scored 100 for 2019-2020
- Objective 2i: In Rental Assistance, conduct staff meetings addressing quality control issues at least quarterly.
Staff meetings are held at least quarterly. Since March of 2020, our department has held a weekly teleconference staff meeting nearly every week.

Objective 2j: Conduct a Housing Choice Voucher program participant survey biennially.
We did not conduct a survey in 2020 as planned.

- Objective 2k: Increase the project-based voucher PBV program cap from the currently Board-approved 900.
The MDHA Board approved an increase in the cap to 1400 in April 2019. However, we have not issued a new Request for Proposals to expand the PBV program beyond the original 900.

Goal #3: Sustain Viable Communities and the Urban Core

- Objective 3a: Increase and maintain the number of Family Self-Sufficiency Voucher households to 150 participants.
The FSS program began the year with 150 participants and currently has 136 participants. 14 FSS participants completed their Contract of Participation in 2020.
- Objective 3b: Establish 3 new partnerships annually with agencies that promote aspects of family self-sufficiency (homeownership, budget management, career development, job training and readiness, etc..)
In late 2019, MDHA received a HUD EnVision Center designation and began work to launch a one-stop-shop that emerged from a Choice Neighborhoods Planning grant in the Napier Place and Sudkeum Apartments communities. Known as the Napier and Sudekum Envision Center, this site will provide transformational programming with a mission to eliminate barriers to accessing services, employ navigators to evaluate resident needs and

facilitate coordination across multiple partners and facilitate successful pathways to economic self-sufficiency. Examples of services to be provided through the Envision Center include HUD-certified homebuyer and financial literacy education, on-site Vocational Rehab counselors providing career development services for individuals with disabilities and a satellite American Job Center office that provides Title 1 workforce development services and Title 2 adult education services. Due to COVID, the Envision Center is currently providing remote services to maintain social distancing and hopes to open to the public later in 2021.

Also, the Rental Assistance Department established three new partnerships with Realtors Richard Smith and Catina Carney, the Financial Empowerment Center, and the National College for the GED program. In preparing the HCV Mobility Demonstration grant application, MDHA obtained commitments from 5 organizations to provide services, including job training and employment navigation.

- Objective 3c: Working with new and existing partners, provide at least 4 sessions annually that focus on job training, job readiness, and employability. *The Rental Assistance Department participated in programs through Christian Community Services Incorporated (CCSI), Woodbine Community Organization, Neighborhood Assistance Corporation of America (NACA), TN Reconnect, Affordable Housing Resources, Nashville Career Advancement Center (NCAC), Martha O’Bryan Center, and the Metro Action Commission. We continue to promote the ongoing training classes through Goodwill Career Solutions program.*

Goal #4: Pursue the Best Housing and Business Practices

- Objective 4a: Improve the quality and capability of Agency staff in all areas. In the first year, identify specific training needs for staff and develop a training schedule for the remaining 4 years for the department.
- *With the transition to the RAD model of property management, MDHA has identified the need to provide training to the property management staff in the following areas:*
 - *Applications and eligibility*
 - *Customer Service*
 - *Marketing and resident retention*
 - *Recertification*
 - *Voucher Processing*
 - *Basic plumbing, HVAC and electrical maintenance*
 - *Vacancy Make ready and inspections*
- *MDHA has established a Training University and created a partnership with Grace Hill to provide a learning management system for online training for the agency staff. Employees will be assigned a class schedule to complete required training throughout the year. After completing training, employees will receive a certificate of completion.*

Besides the agency-wide training required for all MDHA employees, other training opportunities during 2020 were somewhat limited to COVID. But, because of COVID, many

of our staff improved their computer skills due to our efforts to provide services with less paper and more automated systems and processes.

Other training included: All Rental Assistance staff completed Cyber Awareness Training in 2020 Affordable Housing provided training to staff with online learning and in-person learning.

- Maintenance Technicians attended monthly in-person skills training. This training included: Basic plumbing, electrical, vacancy make ready, appliance and HVAC. After each monthly training session, each technician received certificates.*
 - Maintenance Supervisors and Senior Maintenance Technicians attended training on door and drywall installation and repairs.*
 - The affordable Housing staff participated in the Grace Hill Learning Management system. The AH staff completed 616 classes with 643 hours of training. The courses included maintenance skills, leasing, compliance, customer service, and supervision. After each training session, a certificate was provided.*
 - In 2021, we will resume the monthly in-person skills training for the maintenance staff. The basic skills training will be provided for maintenance technicians. We will provide training on gas safety, HVAC, electrical, and pesticide training for the Senior Maintenance Technicians and Supervisors.*
 - Staff will continue to use the Grace Hill LMS.*
- Objective 4b: Integrate programs and staff from other Agency departments in housing initiatives, including RAD and Envision Cayce*

During the past year, the Community Development Department assisted with our Envision initiatives by:

- Providing HOME funds to leverage LIHTC funding for Boscobel II (Manning Place)*
 - Providing CDBG funding for infrastructure improvements (water, sewer and sidewalks) also in support of Boscobel II.*
 - Providing CDBG funds to install a community WiFi network for the Napier Place and Sudekum Homes area (the next Envision neighborhood after Cayce Place)*
 - Providing CDBG funds to support employment services connecting MDHA residents to jobs associated with the Agency's redevelopment initiatives.*
- Objective 4c: Apply for Moving to Work designation should the opportunity arise. There was an MTW Cohort opportunity, but was determined not to be a good fit for MDHA, so we did not apply*

	<ul style="list-style-type: none"> Objective 4d: Seek ways to further automate processes, digitalize forms and files. <p><i>Many forms and processes have been automated. Several HUD forms and other program forms are posted on the website. In response to COVID-19, we have implemented electronic means for families to report changes and are considering additional software that will allow applicants and participating families to complete re-exams online and upload required documents. We began implementation of the Rent Café Resident Recert Portal in late 2020. Applicants and participants can complete their eligibility paperwork and submit the paperwork and supporting documentation through the portal.</i></p>
During	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit? <i>The audit for the year ended September 30, 2020 was completed.</i></p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
Other Document and/or Certification Requirements.	
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.2	<p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? <i>The Housing Voucher Resident Advisory Board convened</i></p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.4	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
D	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. <i>The current Five Year Plan was approved by HUD on September 26, 2019. It called for CFP funding to be used for assisting with the development of Faircloth Amendment units as are now being constructed as the Rande Rogers Apartments, described above in Section B.3 under Objective 1(a).</i></p>